

20 Coldicutt Street – Design & Access Statement

Site Address: 20 Coldicutt Street, Caversham, Reading, RG4 8DU

Planning Ref.: 201183

Application: Change of use from commercial to residential. Plan from shop to one bedroom flat and outbuilding for extra space for gym/playroom.

Introduction

This Design & Access Statement has been produced in support of an application seeking permission for the conversion of the butcher's shop on the Ground Floor of 20 Coldicutt Street for use as a single residential unit. This application also seeks permission for a modest single-storey outbuilding to the rear of the property to act as a home gym / playroom.

Existing Building

The existing building is a two storey mid-terrace Victorian property built in brick, and is typical of much of the terraced housing stock in Lower Caversham. The First Floor is occupied by flat accommodation (under separate ownership to the applicant) accessed from the rear of the property via Mill Lane, and the Ground Floor was occupied by a butcher's shop which has now closed for business.

In the early-20th century, the Ground Floor of the property was converted from its original use as part of the dwellinghouse to become a butcher's shop, which has remained in this use until recently.

The property's use as a butcher's shop has led to significant changes in the character of the garden area to the rear of the property, which has been covered entirely by hardstanding areas, and accommodates two standalone cold store units covered by a large canopied area and ancillary shed.

Due to the property's location away from main thoroughfares, traffic-calming measures which have introduced cul-de-sacs, and a lack of parking amenity due to double yellow lines and permit parking schemes, the Ground Floor shop has proved difficult to maintain as a viable business location. The proposal therefore seeks to revert the Ground Floor of the property to its original use as a dwellinghouse, to provide much-needed residential accommodation to the Caversham area.

Relevant Local Planning History

The butcher's shop on the Ground floor of the building was the last remaining business on Coldicutt Street, and all other shops in the immediate area have now been converted to residential use. Below are references to planning applications for several nearby properties which have been approved for conversion to residential use:

Planning Ref. 181600 – 357 Gosbrook Road – Conversion of shop to four flats.

Planning Ref. 030724 – 18 Coldicutt Street – Conversion of shop to two flats.

Planning Ref. 950521 – 117 King's Road – Conversion of shop to two flats.

Planning Checklist Items

Checklist Item 1 – Affordable Housing Statement

The proposal seeks to provide 1no. one bedroom residential unit through the conversion of a two-room ground floor shop. The proposed area to be converted for residential use is 33m² GIFA.

The proposal is for a single dwelling, and so no affordable housing will be provided in the development.

Checklist Item 10 – Flood Risk Assessment

Submitted separately with application.

Checklist Item 11 – Heads of Terms Proposal

The proposal does not seek to increase the built area on the property, and will feature minimal changes to the external appearance of the front of the property. The conversion of the shop to residential use will provide one residential unit, reverting the building back to its original use, and so it is not expected that a financial contribution will be sought for affordable housing contributions through a Section 106 agreement.

Checklist Item 14 – Materials Details

The proposal will feature a new casement window to the front and a new door to replace the existing shopfront, and will otherwise be unchanged externally. Any new walls will be decorated to match the existing external finishes.

To the rear, the large area of canopied storage for the butcher's shop will be removed, along with associated hardstanding areas, reverting the rear of the property back to a more residential garden in keeping with the surroundings. A new outbuilding is proposed to the rear, which will be constructed in materials to match the main house, and will be of a form and appearance in keeping with the other outbuildings in neighbouring properties.

Checklist Item 25 – Vehicle Parking & Servicing Strategy

The proposal will retain the 2no. car parking spaces that are used by the butcher's shop which are accessed from Mill Lane to the rear of the property, as demonstrated on the plans. No parking is proposed to the front of the property.

Secure cycle storage to serve the proposed residential unit will be provided within the curtilage of the property within the front garden, and will be separated from the street by new railings. Bin storage for the proposed flat will also be accommodated within the front garden of the property, within a proprietary domestic covered bin store.

Relevant Planning Policies

Below is a list of relevant planning policies that have been used for guidance in the design of the scheme, and with which the scheme proposed will comply:

Policy H3 – Affordable Housing – this application is exempt from contribution according to policy description, as no new floor area is proposed in the conversion to provide a self-contained flat.

Policy H5 – Standards for New Housing.

Policy H8 – Residential Conversions.

Policy H10 – Private and Communal Outdoor Space.

Policy TR5 – Car & Cycle Parking.

Design & Access Statement

Design Statement

The proposal seeks to convert the Ground Floor of the shop spaces for use as a one-bedroom flat, accessed via the front façade on Coldicutt Street, providing 33m² of residential accommodation at Ground Floor level..

A new bathroom and kitchen will be installed along with new internal walls where required, and the existing shopfront façade will be infilled and replaced with twin casement windows to provide a residential appearance in keeping with the surrounding houses.

All alterations to the shop will be undertaken in compliance with current building regulations, including adequate sound insulation and fire stopping to be installed between floors. All works to the proposed outbuilding will also be undertaken in compliance with current building regulations standards.

Access Statement

The proposed residential unit will be accessed primarily from Coldicutt Street, and a door will also be provided to allow access to a communal garden to the rear of the property. This route will also allow access to the flat from Mill Lane, where the car parking spaces are allocated. The First Floor flat is accessed via the garden to the rear of the property, and this access will be maintained throughout the duration of the works.

As noted above, vehicle parking will be provided to the rear of the property via Mill Lane, and secure cycle parking will be provided to the front garden of the property.

The property is located within convenient walking distance of Reading town centre and Reading train station, and bus stops on Gosbrook Road are easily accessed from the property. Community amenities, such as Christchurch Meadows, are also within easy walking distance of the property.